

\$1,195,000 - 71 Discovery Ridge Mount Sw, Calgary

MLS® #A2143919

\$1,195,000

6 Bedroom, 4.00 Bathroom, 2,515 sqft

Residential on 0.16 Acres

Discovery Ridge, Calgary, Alberta

A quiet crescent high in Discovery, a large, 7,000 sq ft lot, BURIED in TREES, a SW exposure and no neighbours in back! this is a premier address in Discovery Ridge. This 4+2 bedroom, 3.5 bath two storey offers 3550+ sq ft of living space over three levels, extensively renovated throughout. The list of renovations include new flooring through the main, granite/quartz countertops, new kitchen, updated primary bath, newer shingles and windows and freshly painted throughout. On the main you will be greeted by a spiral staircase, 9'™ ceilings and a wall of windows across the back! capturing the volume of trees in your rear yard " WARM & BRIGHT! You will enjoy an open Great Room in back, ideal for entertaining. The kitchen features a center island/breakfast bar, granite counters, s/s appliances and a large Breakfast Nook overtop of your private rear yard and adjacent the deck. There is also a proper Dining Room and Den/Home office on the main. Leading upstairs you will find a Bonus Room, and 4 bedrooms. The Primary bedroom enjoys a SW exposure and a view atop the yard, plus a 5pc en suite with quartz countertops. The 3 additional beds up are well-sized and share a full 4pc bath. The lower level has been fully developed offering a large rec room, 2 additional beds for guests or the teenagers and a 3rd full bath. This home sits on a quiet crescent, high above Discovery Ridge, on a fantastic 7000 sq ft lot with ease of access to all that this fantastic community has



to offer.

Built in 2002

Essential Information

MLS® #	A2143919
Price	\$1,195,000
Sold Price	\$1,187,000
Bedrooms	6
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,515
Acres	0.16
Year Built	2002
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	71 Discovery Ridge Mount Sw
Subdivision	Discovery Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 5G2

Amenities

Amenities	Park, Playground
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Bar, Breakfast Bar, Double Vanity, Dry Bar, Granite Counters, No Smoking Home, Walk-In Closet(s)
Appliances	Bar Fridge, Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Freezer, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings

Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Playground
Lot Description	No Neighbours Behind, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	June 23rd, 2024
Date Sold	July 17th, 2024
Days on Market	22
Zoning	R-1
HOA Fees	300.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	RE/MAX First
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